



11, Brassey House Benbow Quay, Coton Hill, Shrewsbury,
Shropshire, SY1 2DH

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £145,000

Viewing: strictly by appointment
through the agent

An attractive mews-style leasehold first floor apartment. The area offers excellent access to the Railway station and enjoys a pleasant walk along the River Severn to the town centre of Shrewsbury. The apartment has the benefit of open plan living accommodation and NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Communal entrance door staircase leading up to first floor, hallway, open plan living kitchen and dining room, double bedroom, bathroom, one allocated car parking space, communal bin and bike store also with a post box.

The accommodation in greater detail comprises:

TENURE

We are advised that the property is LEASEHOLD. The vendor has informed us these details / charges are applicable:

Approximate Length of lease remaining is 181

Ground rent £243.29 PA

Service charge £888.29 x 2 (Paid half yearly) - £17776.58 PA

The above charges / lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

The property is approached via a communal staircase leading to first floor with entrance door giving access to:

Entrance hall

Having electric panel radiator, intercom telephone system, built-in linen cupboard with slated shelves and hot water tank cylinder.

Doro from entrance hall gives access to:

Open plan living Kitchen/Dining area

18'9 x 11'9

Having sealed unit double glazed dormer window to front, TV aerial point, fitted electric panel radiator. The kitchen area comprises: A range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, two wall light points, space and plumbing for washing machine, built-in Belling four ring electric hob with stainless steel cooker above, Creda electric oven below, space for fridge, vinyl floor covering.

Door from entrance hall gives access to:

Bedroom

12'8 max x 11'6 into door

Having sealed unit double glazed Velux window to rear, electric panel radiator, double built-in wardrobe with sliding mirror fronted doors, two wall light points.

From entrance hall door then gives access to:

Bathroom

Having panel bath, shower with glazed shower screen above, vanity unit with cupboards below, low flush WC with concealed cistern, electric panel radiator, pull cord.

OUTSIDE

Having one allocated car parking space, communal bin and bike store.

AGENTS NOTE

The property is currently run as a Airbnb and is fully furnished. The vendors are happy to include the furnishing to any genuinely interested parties.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND A

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Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

